LOT 7 BLOCK 2 FOREST HILLS S/D U
777-646, 815-321, 821-300, QC 82

STEVENS AARON J/STEVENS LEAH ROSE
241 SE OAK ST
LAKE CITY, FL 32025

2026

00-00-00-07705-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

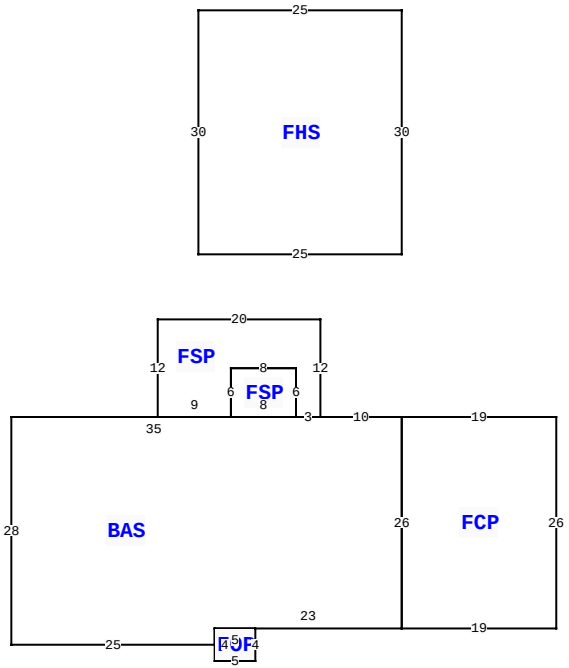
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0600	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,298	100		1,298	114,912
FCP	494	25		124	10,978
FHS	750	60		450	39,839
FOP	20	30		6	531
FSP	48	40		19	1,682
FSP	192	40		77	6,817
TOTALS	2,802			1,974	174,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,974	121.6089	136.20	268,859	1964	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2048 HX Base Yr 2019



241 SE OAK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		174,758
TOTAL MARKET OB/XF VALUE		16,636
TOTAL LAND VALUE - MARKET		16,266
TOTAL MARKET VALUE		207,660
SOH/AGL Deduction		55,343
ASSESSED VALUE		152,317
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,595
TOTAL JUST VALUE		207,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,660

SALE:1:1: LOT 7 BLK 2 FOREST HILLS UNIT 1

LAND:1:1: ADJ4; IRREGULAR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
400	MAINT/ALTR	0	04/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1352/2385	1/31/2018	WD	Q	I	01	140,000
GRANTOR: JOHN C & RITA G DEWEE						
GRANTEE: AARON J & LEAH ROSE						
1278/1707	7/29/2014	WD	U	I	12	75,000
GRANTOR: CAMPUS USA CREDIT UNI						
GRANTEE: JOHN C & RITA G DEW						

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N12 W20 S12 E9 N6 E8 S6 E3$ W3 FSP= N6 W8 S6 E8$ W35 S28 E25 N2 FOP= E5 S4 W5 N4$ E23 N26$ FCP= E19S26 W19N26 $ PTR=N20 FHS= N30 W25 S30 E25$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 16,636

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		*RSF	-299.00	164.00	16,266.00	SF		1.00	1.00	1.00	1.00	1.00	16,266							

REVIEW DATE 10/05/2016 BY DF Total Acres: 0.37 Total Land Value: 16,266 Market: 0 Agricultural: 0 Common: 16,266 PRINTED 11/20/2025 BY SYS